

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS
OFFICE OF THE ZONING ADMINISTRATOR**



June 15, 2011

Norman M. Glasgow, Jr.
Steven E. Sher
Director of Zoning and Land Use Services
Holland & Knight LLP
2099 Pennsylvania Avenue, N.W. - Suite 100
Washington. DC 20006

Re: 622-624 I Street, N.W. - Square 453, Lots 815 and 816

Gentlemen:

This is to confirm the substance of our discussion on Wednesday, April 20, 2011, concerning the applicability of the Downtown Development (DD) District regulations to the above referenced property. The property is located on the south side of I Street between 6th and 7th Streets, N.W., and in total contains approximately 6,311 square feet. The property is zoned DD/C-3-C.

Under the DD regulations, the property is included in the Chinatown subarea, Housing Priority Area B and the Downtown Historic District. It is my understanding that your client proposes to construct a residential development on the subject property and to use the density which exceeds the minimum required residential for this site to satisfy the residential requirement for another site elsewhere in the DD District.

The applicable provisions of Chapter 17 are as follows:

- Pursuant to §1706.5, in a DD/C-3-C District, the normal maximum FAR is 9.5 and a property normally must provide on-site or account for off-site at least 3.5 FAR of residential use.
- Pursuant to §1706.20, the residential requirements do not apply to any lot restricted to a maximum development of 6.0 FAR pursuant to §1707.4.
- The subject lots are identified in ¶1707.4(j) as restricted to 6.0 FAR.
- The combined lot development provisions allow lots in different squares to be combined for the purpose of achieving the required FAR for preferred uses (¶1708.1(a)).
- A historic property identified and governed by §1707.4 is eligible to serve as the location of required residential uses if it is outside the Housing Priority Areas (¶1708.1(d)).

Because §1706.20 provides that there is no residential requirement for these lots, any residential that is built would be over the minimum requirement and could serve to meet the residential requirement for another DD site. Since the property is limited to 6.0 FAR, I conclude that any residential density up to 6.0 FAR could be so used. Further, §1708.1(d) allows the site to be used as the location to satisfy a residential requirement from anywhere in the DD. If there are other lots in the Square that have the same characteristics (zoned DD/C-3-C in Housing Priority Area B and limited to 6.0 FAR by §1707.4), the same analysis and conclusions would apply to them as well.

Please let me know if I may be of further assistance.

Sincerely, 
Matthew Le Grant
Zoning Administrator